



Quonset Points

e-Newsletter

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**Revised Gateway for Quonset -
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Quonset Mission

The Quonset Development Corporation (QDC) is a real estate development and management company organized as a subsidiary of the Rhode Island Economic Development Corporation.

QDC develops and manages the Quonset Business Park in accordance with the QDC Master Plan and in the best interests of the citizens of Rhode Island to attract and retain successful businesses that provide high quality jobs.



The Quonset Development Corporation (QDC) has submitted a **revised proposal** for the Quonset Gateway to Statewide Planning, marking a major step forward in creating an entryway to the Business Park. The revised Gateway integrates office and R&D space, pedestrian walkways, and outdoor space with amenities including a hotel and restaurants. Working with site developer New Boston Development Partners, QDC redesigned the proposal taking into consideration the concerns and suggestions of state and local leadership by creating more balanced mixed uses. This includes community space above retail, space for expansion of a Day Care Facility, and the inclusion of a multi-purpose corporate fitness and recreation center. "In addition to supporting greater job growth within the park, the revised plan leverages private sector dollars to create a mixed-use site that will enhance the quality of surrounding neighborhoods both today and in years to come," said Governor Donald L. Carcieri.

70% Increase in Office Space

*Platform for 1,200 Jobs in
Targeted High Wage Sectors*



Revised designs for the Quonset Point Gateway have cut the amount of retail space by almost 22,000 square feet, while increasing by 160,000 square feet (or 70 %) the amount of office space. The total number of jobs created by the Gateway is projected at 2,165 with 55% of these jobs being office related. "The revised Gateway plan is a better deal for Rhode Island, North Kingstown and Quonset," said Saul Kaplan, Executive Director of the Rhode Island Economic Development Corporation and chair of the QDC Board of Directors. "New Boston and QDC did a good job of translating concerns about the initial proposal into a redesign that makes better sense and will accelerate our job creation effort at Quonset and throughout the state." [Read more](#) in the Providence Business News.

Increased Project Density Makes Proposed Gateway More Pedestrian Friendly

*Provisions for Bus Stops and Pedestrian Walkways
Encourage Movement Throughout the Gateway*

Quonset Development Corporation's new Gateway proposal creates an appealing streetscape with buildings moved closer together and closer to the street frontage. Most buildings are multi-story in the revised design with project density increased by 18.4%. The design creates a boulevard with benches, outdoor cafes, small parks and water features, all designed to enhance the pedestrian experience. The Seabee Museum and Chapel are further integrated into the Gateway with a welcoming plaza, tour bus turn around and walking trails. Provisions for six bus stops are also incorporated.



Improved Entrance to Act as Catalyst for Post Road Corridor Development

The vision of Quonset Development Corporation is for drivers along Post Road to be greeted by a visually appealing entrance to the Quonset Gateway. To achieve this vision, the plan calls for two-story office buildings and attractive signage close to the road. Also, shadow anchor Lowes will be set back two-thirds of a mile from the entrance, and now includes an extensive berm as a buffer from the Newcomb Road neighborhood. "The addition of a multi-story office building along Post Road and substantial design improvements in the interior development, ensure that the Quonset Gateway is visually appealing and an economic catalyst to the Post Road corridor planning process," said Michael Embury, Town Manager of North Kingstown."